



CITY COUNCIL STAFF REPORT

MEETING DATE: 25 May 2016

APPLICANT: South Salt Lake City

ADDRESS: 665 and 667 East Spring View Drive, 32180 South 700 East

REQUEST: Land Use Map Amendment

ZONE: Single-Family Residential to Community Facilities

FILE NUMBER: Z-16-001

PREPARED BY: Francis Xavier Lilly, AICP

SYNOPSIS: South Salt Lake City is petitioning the City Council to amend the future land use map to designate 0.49 acres located at the northeast corner of Spring View Drive and 700 East from Single-Family Residential to Community Facilities. A rezone of this property will allow the city to apply for a permit to construct a small shop and storage facility as part of the existing water utility station it operates at the addresses listed above.

SUMMARY:

- The City owns and operates a water facility at the property. The facility consists of two buildings.
- Public Utility Facilities are prohibited in the Single-Family Residential Zone, and the current site is nonconforming.
- A rezone to Community Facilities would permit the development of public utilities in the zone, subject to a conditional use permit and design review approval by the Planning Commission.
- The General Plan supports the placement of community facilities in a manner that they will be considered assets the City.

- The addition of a new shop and storage facility will allow the South Salt Lake City Water Department to better serve its clients.
- Staff recommends approval.
- At a public hearing on 5 May 2016, the South Salt Lake City Planning Commission unanimously recommended approval of the zone change.

STAFF RECOMMENDATION:

Staff recommends approval to amend the future land use map to designate 0.49 acres located at 665 and 667 East Spring View Drive and 3180 South 700 East from Single-Family Residential to Community Facilities, with the following findings:

1. Rezoning the property will allow for further development of the water facility in a manner harmonious with surrounding uses subject to approval by the Planning Commission.



PLANNING COMMISSION STAFF REPORT

General Information:

Location: 665 and 667 East Spring View Drive, 3180 South 700 East

Property Size: 0.49 Acres

Surrounding General Plan Designation and Land Uses

North: Single-Family Residential – SF Residence

South: Single-Family Residential Commercial Corridor – SF Residence and Office

East: Residential (Millcreek Township) – SF Residences

West: Single-Family Residential – SF Residence

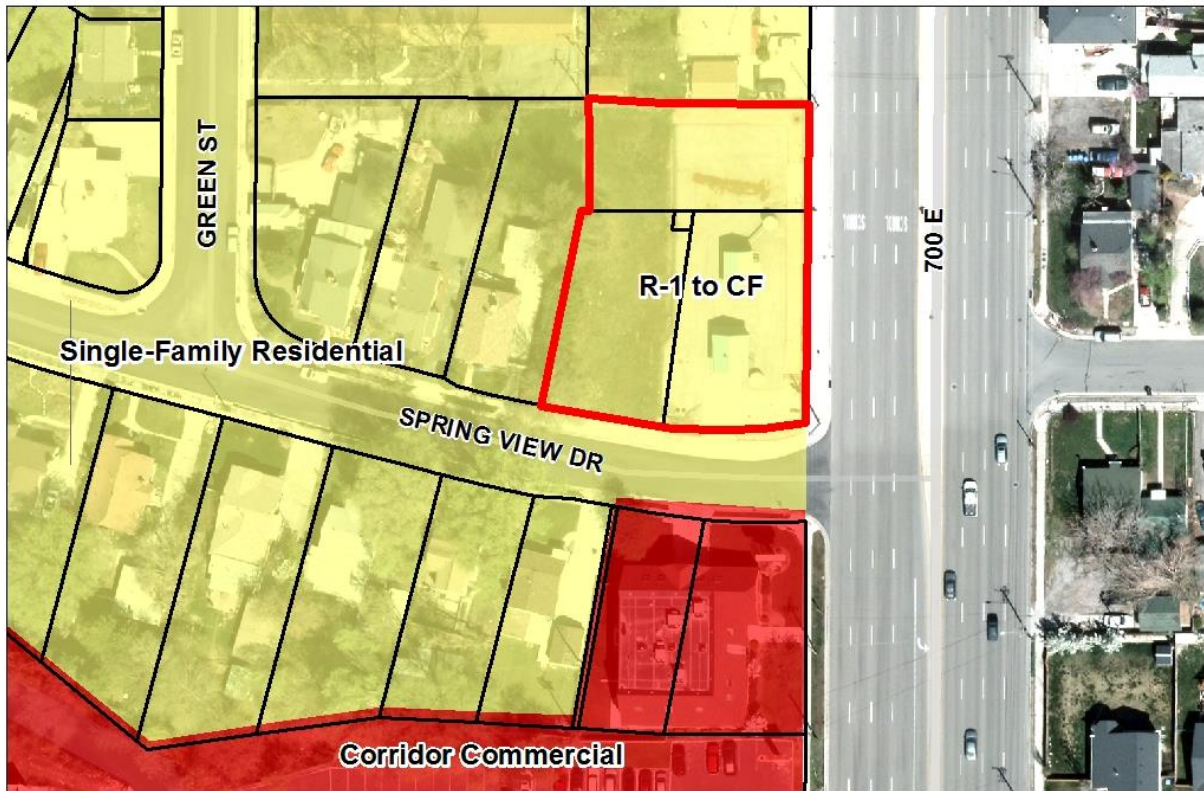
Figure 1: Aerial Photo



Z-16-001
665 and 697 E Spring View Drive
3180 South 700 East
Zone Change from R-1 to CF



Figure 2: Existing Zoning



Z-16-001
665 and 697 E Spring View Dr
3180 South 700 East
Zone Change from R-1 to CF

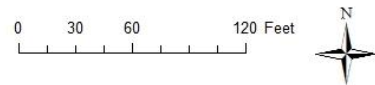
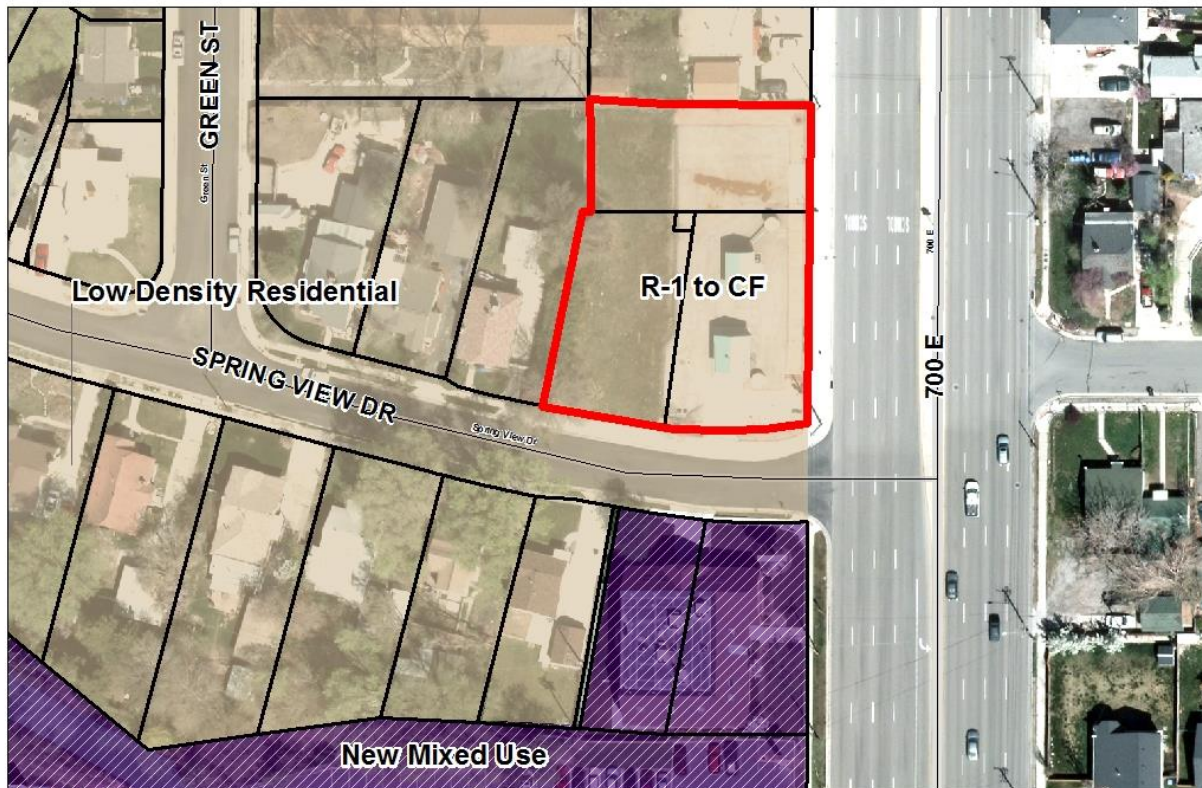


Figure 3: General Plan Future Land Use Map



**Z-16-001
665 and 697 E Spring View Dr
3180 South 700 East
Zone Change from R-1 to CF**



Requirements:

17.01.140 - Zoning map adopted.

The zoning map for the City of South Salt Lake as adopted by the city council and executed by the mayor is the official zoning map for the city. Upon amendment to the official zoning map, the mayor shall execute a new map, or re-execute the existing map with the amendments noted thereon.

(Ord. No. 2012-01, 4-4-2012)

17.01.150 - Amendments.

- A. Amendments to the Zoning Map. Amendments to the zoning map shall be made in compliance with the provisions of this chapter and Utah State Code Annotated.
- B. Initiating Amendments and Corrections. Any citizen, property owner, the planning commission, the city council, or the community development director may initiate proposals for change or amendment of the South Salt Lake General Plan or any chapter or regulation of this code or the official city zoning map.
- C. Application. Any person seeking an amendment to the land use code or zoning map shall submit an application with the community development department indicating the change desired and how the change will further promote the goals and objectives of the general plan. Application will be processed and noticed to the public, when applicable, according to this code and Utah Code Annotated. Applications will be processed in an efficient manner in order to not cause the applicant unwarranted delays.
- D. Planning Commission. The planning commission shall:
 - 1. Fulfill all duties outlined in state statute that are to be performed by the planning commission.
 - 2. Prepare and recommend to the city council the general plan or amendments to the general plan, any proposed land use ordinance or ordinances and a zoning map, and amendments thereto that represent the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality.

3. Hold a public hearing on a proposed land use ordinance or zoning map amendment.

E. City Council. The city council:

1. May adopt or amend:
 - a. The number, shape, boundaries, or area of any zoning district on the official city zoning map;
 - b. Any regulation of or within the zoning district; or
 - c. Any provision of the development code.
2. The municipal legislative body shall consider each proposed land use ordinance and zoning map recommended to it by the planning commission, and, after providing notice as indicated in this code and Utah State Code Annotated and holding a public meeting, the legislative body may adopt or reject the ordinance or map either as proposed by the planning commission or after making any revision the municipal legislative body considers appropriate. The city council is not bound by any recommendation from the planning commission.

(Ord. No. 2012-01, 4-4-2012)

17.01.160 - Resubmission of the zone code or zoning map amendment.

If an application for amendment is denied by the city council, resubmission of an application for the same amendment shall not be allowed for a period of twelve (12) months unless significant new facts or information are presented. If there is a substantial change in facts, circumstances and evidence, the applicant shall submit a written request to the community development director to consider a resubmittal of a second application before the twelve-month period expires.

(Ord. No. 2012-01, 4-4-2012)

General Plan Considerations:

Goal CF-3. Continually maintain and add new community facilities.

Goal CF-4. Design and located community facilities so that they will be considered assets to South Salt Lake City.

Land Use Considerations:

17.13.160 – Community Facilities (CF) District

A. Purpose. The purpose of the Community Facilities District is to provide a district for public, quasi-public or a mix of public/private uses. In addition, the purpose of the district is to regulate the development of public, quasi-public and public/private uses in a manner that is harmonious with surrounding uses. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses. In the Community Facilities district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title.

C. Regulations. Regulations for the Community Facilities district are as follows:

1. Buildings and Site Development. Buildings, sites and structures shall comply with the requirements for design review found in Chapter 23 of this title.

2. Development Approval. All proposed developments in the Community Facilities District shall be approved by development

agreement. A master site plan and development agreement shall be submitted to the City Council for review and approval.

Planning Commission Recommendation

At a public hearing on 5 May 2016, the Planning Commission unanimously recommended approval of the zone change.

Staff Analysis:

This application will change the zoning to allow for a critical expansion of the City's existing water facility on the corner of Spring View Drive and 700 East. Currently, the Single Family zone does not permit public utility stations, but they are allowed in the Community Facilities zone.

Specifically, the City proposes to add a small shop and warehouse building on the property. No additional property is to be acquired as part of the expansion. An expansion of the facility will be subject to conditional use and design review approval by the Planning Commission, and will be required to comply with landscaping, commercial design, and parking requirements.

Staff finds that the proposed changes to the facility meet the intent of the Community Facilities zone to regulate the development of public facilities in a manner that is harmonious with surrounding use.

While the General Plan Future Land Use map does not call out a specific designation for community facilities, the General Plan recommends that community facilities be maintained and designed for the benefit of the community. Since this application is conformity with the Community Facilities goals of the general plan, staff does not believe that a general plan or future land use map amendment is necessary in this case.

Staff Recommendation:

Staff recommends approval to amend the future land use map to designate 0.49 acres located at 665 and 667 East Spring View Drive and 3180 South 700 East from Single-Family Residential to Community Facilities, with the following findings:

1. Rezoning the property will allow for further development of the water facility in a manner harmonious with surrounding uses subject to approval by the Planning Commission.

Attachments

Site photo

Planning Commission Meeting Minutes

Site Photo



Planning Commission Regular Meeting Minutes

Thursday, May 5, 2016

City Council Chambers

220 East Morris Avenue

Time 7:00 p.m.

Commission Members Present:

Rachael Lauritzen, Presiding
Jeremy Carter
Holly Carson
Spencer Walker

Staff Members Present:

Frank Lilly, Deputy Director/Housing Administrator
Alexandra White, City Planner
Hannah Vickery, Deputy City Attorney

• **Z-16-001**

3. A Recommendation to the City Council to Amend the South Salt Lake Zoning Map from Single-Family Residential to Community Facility.

Action Item

Address: 665 and 697 East Spring View Drive, 3180 South 700 East

Applicant: South Salt Lake City

Deputy Director/Housing Administrator, Francis Lilly, presented the staff report regarding an amendment to the land use map to facilitate the addition of a new warehouse and storage facility as part of the existing water facility at 665 and 697 East Spring View Drive and 3180 South 700 East. The land use map currently designates the properties as single-family residential. South Salt Lake City is requesting a change to Community Facilities. Mr. Lilly explained that public utility stations or facilities are prohibited in single-family residential zones, which makes the site non-conforming. The City's Water Department desires to expand their current facilities to better serve the community, which is the reason for the request. Staff recommended approval of the application.

Mr. Lilly presented a map of the area and identified the subject property. The surrounding uses are primarily single-family residential. He also presented the rough plans for the storage facility.

In response to an inquiry from Chair Lauritzen, Mr. Lilly stated that the four parcels would be consolidated into one as part of the redevelopment process.

Commissioner Carter asked how tall the storage facility would be. Mr. Lilly stated that it would be 20 feet in height or less.

Chair Lauritzen opened the public hearing at 7:53 p.m. There were no public comments. Chair Lauritzen closed the public hearing.

Motion to recommend that the City Council approve the amendment to the Future Land Use Map to designate acres located at 665 and 667 East Spring View Drive and 3180 South 700 East from Single Family Residential to Community Facilities.

Commissioner Walker

Second on the Motion:

Commissioner Carter

Vote on Motion:

Unanimous

Commission Business

Motion to approve the April 21, 2016 Planning Commission Meeting Minutes.

Motion to Approve:

Commissioner Carson

Second the motion:

Commissioner Carter

Vote:

Unanimous